

Section 3.3 Uses Permitted in All Residential Zones

In residential zones, buildings, structures and lots may be used and structures may be altered or erected for the following uses.

3.3.3 Use of residence for personal business purposes:

The use of a residence by the occupant for business purposes is permitted subject to the following requirements.

- A. No business is conducted on the premises except by mail, telephone or data terminal.
- B. No persons other than members of the resident family are employed in such activity.
- C. No external evidence of the business is visible.
- D. No business signs are erected.
- E. No pedestrian or automobile traffic other than that normally generated by a residence is permitted.
- F. See Section 3.4.4 (Home Occupation and Professional Office) to obtain approval of a proposed business that exceeds these requirements.

SECTION 3.4 Special Permits Allowed in All Residential Zones

The following uses are declared to possess such special characteristics that each must be considered a special exception. They may be permitted by the Commission in any residential zone, subject to the following conditions and the provisions of Sections 5.2 and 5.3.

3.4.4 Home occupations and professional offices, such as, but not limited to, TV and radio repair, doctors, attorneys, accountants and architects in a dwelling subject to the following conditions:

- A. The dwelling shall be the full time residence of the person or persons conducting the home occupation or office; and there shall be no more than one non-resident person or employee engaged in the conduct of the office or occupation.
- B. No evidence of the occupation or office shall be visible outside the dwellings, except an announcement sign not to exceed 2 square feet is permitted.
- C. The floor area for conduct of the occupation and/or office shall not exceed 25 percent of the floor area of the dwelling.
- D. Any parking proposed or required in excess of 2 cars shall be behind the building line and shall be so screened or hidden from view that no intrusion is made in the residential integrity of the neighborhood.

- E. Zoning Permit: The home occupation or office shall not be detrimental to the health, safety, welfare and property values in the neighborhood, and to ensure this condition a zoning permit will be issued for 1, 2 or 3 years, starting on the approval date. The permit may be revoked for due cause after a public hearing. The permittee must apply for permit renewal and pay a permit fee. The permit shall become null and void if not renewed. Renewals shall be applied for no later than 45 days prior to the expiration of the permit. The permit shall continue in force until the renewal is acted upon by the Commission. Permits are not transferable.
- F. For the purpose of this section professional offices do not include personal service uses such as, but not limited to, barbers, hair salons, and nail salons. (Effective 12-01-01)

HOME OCCUPATION: Any use customarily conducted entirely within a dwelling unit, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and carried on by the residents of the premises and no more than one non-resident employee.

Such use must occupy a floor area not more than 25% of the floor area of the dwelling unit; must not create a nuisance, odor, noise, glare, vibration, or safety hazard noticeable off the premises; there shall be no outside storage of material or display of stock-in-trade; no exterior evidence of the activity carried on shall be visible from outside the building; and shall not include the sale of articles not made or assembled on the premises.

<i>OTHER</i>	<i>PARKING REQUIREMENTS</i>
Home occupations, office in residence (medical/dental)	5 spaces for each 1,000 square feet or fraction thereof of building floor area devoted to such use, but for medical/dental at least 5 spaces plus 1 for each doctor